

This instrument was prepared by:
Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Cynthia B. Parker
14178 River Road, Unit A
Pensacola, Florida 32507-4623

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Patrick McLaughlin, a married person,
Patrick Weaver, a married person, and
Tom Stevens, a married person

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Cynthia B. Parker

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot B-182-B, according to a resubdivision of Lot B-182, Griffin Park at Eagle Point Sector 2, Phase 2C, as recorded in Map Book 57, Page 65, in the Probate Office of Shelby County, Alabama.

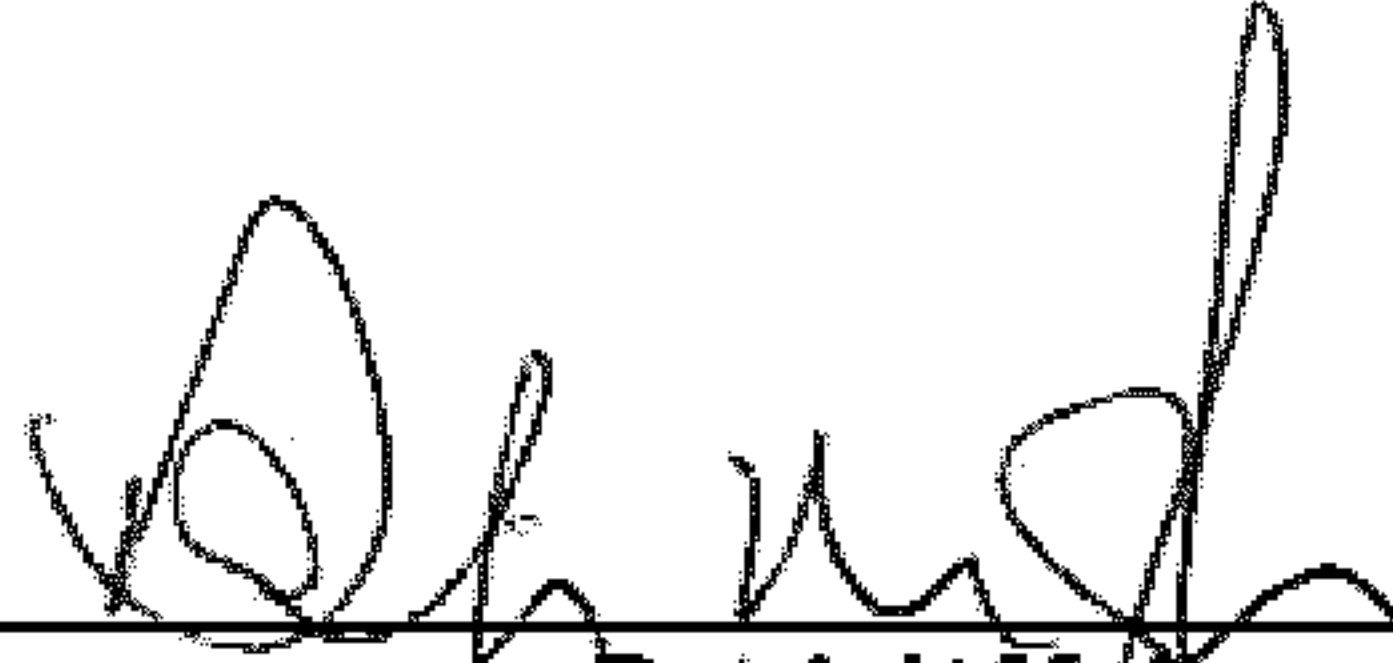
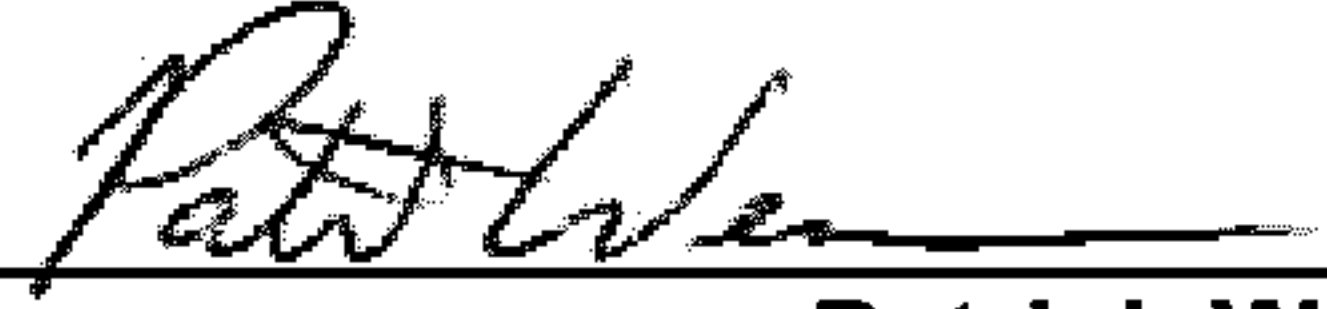
Subject to: (1) 2024 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantors; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

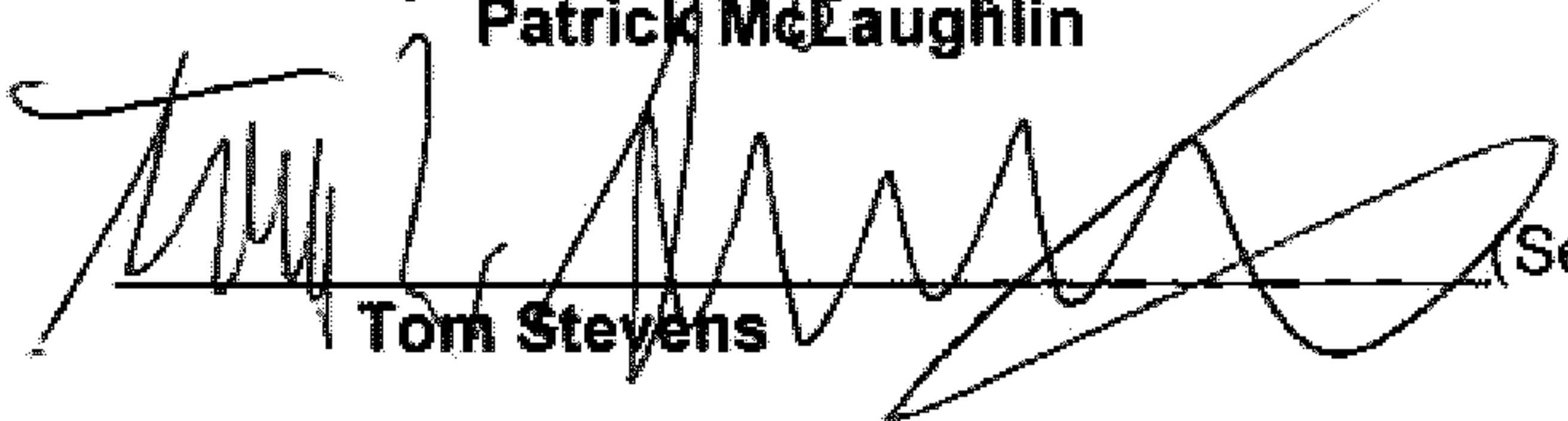
The above described property does not constitute the homestead of the Grantors or their spouses.

TO HAVE AND TO HOLD UNTO Grantee, her heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this **20th day of October, 2023.**

 (Seal)  (Seal)
Patrick McLaughlin **Patrick Weaver**

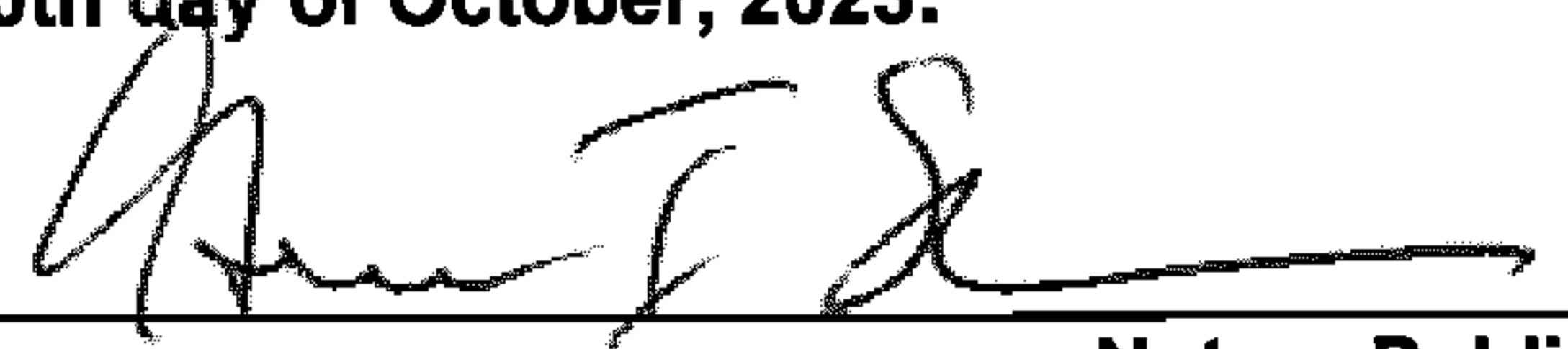
 (Seal)
Tom Stevens

STATE OF ALABAMA

JEFFERSON COUNTY

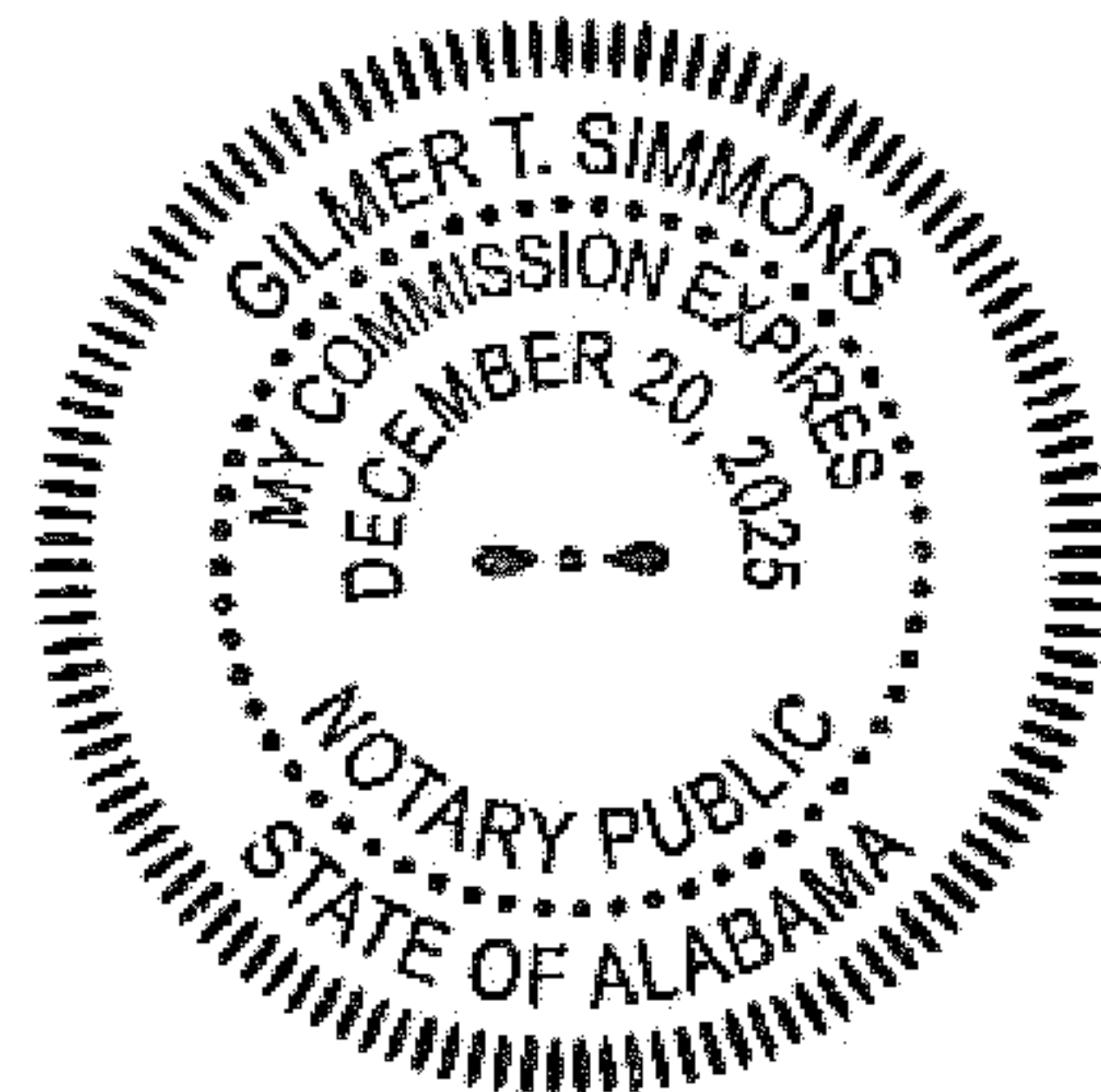
I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Patrick McLaughlin, Patrick Weaver, and Tom Stevens**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **20th day of October, 2023.**



Notary Public

My Commission Expires: 12/20/2025



REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Patrick McLaughlin**Date of Sale: **October 20th, 2023**Grantor Name: **Patrick Weaver, & Tom Stevens**Mailing Address: **4609 Eagle Wood Court
Birmingham, Alabama, 35242**Total Purchase Price: **\$115,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **4609 Eagle Wood Court
Birmingham, Alabama, 35242**Grantee Name: **Cynthia B. Parker**Mailing Address: **14178 River Road, Unit A
Pensacola, FL, 32507**

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other _____☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 40-22-1 (h).I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).Date: **10/20/2025**Print: Gilmer T. Simmons☐ UnattestedSign: [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/24/2023 02:13:35 PM
 \$144.00 PAYGE
 20231024000313600

Allen S. Bayl